



**COUNTY OF SAN LUIS OBISPO  
DEPARTMENT OF PLANNING AND BUILDING  
STAFF REPORT**

Promoting the wise use of land  
Helping build great communities

**Tentative Notice of Action**

<b>MEETING DATE</b> June 17, 2005 <b>LOCAL EFFECTIVE DATE</b> July 1, 2005 <b>APPROX FINAL EFFECTIVE DATE</b> July 22, 2005	<b>CONTACT/PHONE</b> Kerry Brown, Project Manager 781-5713	<b>APPLICANT</b> Emery Vlotho / Mini Max	<b>FILE NO.</b> D020316P
<b>SUBJECT</b> A request by Emery Vlotho / Mini Max for a Minor Use Permit/Coastal Development Permit to allow a remodel and a 177 square foot addition to an existing restaurant to allow for handicapped accessibility, the demolition of two attached apartments of 2,782 square feet and construction of two attached 6,004 square foot two story motel/vacation rental units. The project will result in the disturbance of approximately 4,000 square feet of an approximately 6,000 square foot parcel. The proposed project is within the Commercial Retail land use category and is located at 49 Ocean Avenue, at the northwest corner of Ocean and Pacific Avenues in the community of Cayucos. The site is in the Estero planning area.			
<b>RECOMMENDED ACTION</b> Approve Minor Use Permit D020316P based on the findings listed in Exhibit A and the conditions listed in Exhibit B			
<b>ENVIRONMENTAL DETERMINATION</b> A Class 1 Categorical Exemption was issued on May 13, 2005.			
<b>LAND USE CATEGORY</b> Commercial Retail	<b>COMBINING DESIGNATION</b> Coastal Special Community, Coastal Appealable Zone, Central Business District, Local Coastal Plan,	<b>ASSESSOR PARCEL NUMBER</b> 064-119-026	<b>SUPERVISOR DISTRICT(S)</b> 2
<b>PLANNING AREA STANDARDS:</b> Architectural Character, Height Limitations <i>Does the project meet applicable Planning Area Standards: Yes - see discussion</i>			
<b>LAND USE ORDINANCE STANDARDS:</b> Local Coastal Plan, Setbacks, Parking Requirements <i>Does the project conform to the Land Use Ordinance Standards: Yes - see discussion</i>			
<b>FINAL ACTION</b> This tentative decision will become the final action on the project, unless the tentative decision is changed as a result of information obtained at the administrative hearing or is appealed to the County Board of Supervisors pursuant Section 23.01.042 of the Coastal Zone Land Use Ordinance; effective on the 10th working day after the receipt of the final action by the California Coastal Commission. The tentative decision will be transferred to the Coastal Commission following the required 14-calendar day local appeal period after the administrative hearing.  The applicant is encouraged to call the Central Coast District Office of the Coastal Commission in Santa Cruz at (831) 427-4863 to verify the date of final action. The County will not issue any construction permits prior to the end of the Coastal Commission process.			
<small>ADDITIONAL INFORMATION MAY BE OBTAINED BY CONTACTING THE DEPARTMENT OF PLANNING &amp; BUILDING AT: COUNTY GOVERNMENT CENTER ♦ SAN LUIS OBISPO ♦ CALIFORNIA 93408 ♦ (805) 781-5600 ♦ Fax: (805) 781-1242</small>			